

This Instrument was Prepared by:

Send Tax Notice To: Resha Grace
Donna Rooks

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29543

4426 Hwy 36
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Five Thousand Dollars and No Cents (\$195,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Brian Thomas Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Resha Grace and Donna Rooks**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$185,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of January, 2024.

BRIAN THOMAS PROPERTIES, LLC
Brian Thomas
Brian Thomas
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Brian Thomas as Managing Member of Brian Thomas Properties, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 26th day of January, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the SW 1/4 of the NW 1/4 Section 1, Township 20 South, Range 2 West, thence run East along the South line of said 1/4-1/4 for 656.69 feet to the Easterly R/W of Shelby County Hwy 36 and the Point of Beginning; thence 65 degrees, 15' right run along said R/W 38.0 feet; thence 66 degrees, 00'10" left run 176.18 feet; thence 75 degrees, 30'30" left run 33.34 feet to the South line of said 1/4-1/4; thence 36 degrees 55'20" left run 119.56 feet; thence 69 degrees, 13'50" left run 200.00 feet to the Easterly R/W of said road; thence 112 degrees 20'10" left run along said R/W for 112.00 feet to the Point of Beginning, being situated in Shelby County, Alabama.
LESS AND EXCEPT property described in Instrument #: 20101202000403440, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Brian Thomas Properties, LLC	Grantee's Name	Resha Grace Donna Rooks
Mailing Address	175 Baron Drive Chelsea, AL 35043	Mailing Address	4426 Highway 36 Chelsea, AL 35043
Property Address	4426 Highway 36 Chelsea, AL 35043	Date of Sale	January 26, 2024
		Total Purchase Price	\$195,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date January 26, 2024

Print Brian Thomas Properties, LLC

Unattested

Sign *Brian Thomas*
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2024 02:40:09 PM
\$38.00 JOANN
20240129000022190



Form RT-1

Allen S. Byrd